

5th August 2026



Mr. Nick Chancellor
Wokingham Borough Council
Shute End
Wokingham,
Berkshire
RG40 1BN

Molly Huck

E: molly.huck@savills.com

One Forbury Square
Reading RG1 3BB

T: +44 (0) 118 952 0500
savills.com

Reference: PP-15133947

Dear Nick,

RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 32 PURSUANT TO PLANNING APPLICATION REF: O/2014/2280

Please find enclosed an application made on behalf of our client, Crest Nicholson Operations Ltd. for the approval of details reserved by Condition 32 with respect to Arborfield Green, Arborfield (reference: O/2014/2280)

Background

Condition 32 was initially discharged in 2015 under planning reference: 152156. Since this time, construction of various parts of the network and wider development has been constructed and implemented.

Condition 32 is worded as follows:

Prior to the approval of the first reserved matters application on the site (with the exception of any phases that consist solely of the Nine Mile Ride Extension), a Walking, Cycling and Equine Strategy for the whole development in conformity with the Proposed Linkages Strategy (as outlined in the Green Infrastructure Strategy Addendum Document, January 2015) shall be submitted to the Local Planning Authority. Reserved matters applications shall thereafter demonstrate that they are in accordance with the agreed strategy, and shall be implemented in accordance with the agreed strategy thereafter, unless otherwise agreed in writing by the Local Planning Authority.

As part of a recent review of the currently completed and under construction pedestrian, cycle and equine network, it has become evident that the Pegasus crossing visibility splays cannot be built in accordance with the required standards on Biggs Lane and Nine Mile Ride Extension due to mature landscaping and apartment buildings.

A 'Departure from Standards' report was submitted to the Council's Highways department but they were unable to approve the departure. As a result, the revised strategy now proposes Toucan crossings (or similar to be agreed with the Council at detailed design stage) on Biggs Lane and Nine Mile Ride Extension.

Additionally, the strategy requires updating to reflect the designs and shared route agreed through pre-application discussions with officers' for Linear Park Phase 3 (between the District Centre and Biggs Lane).

This submission therefore seeks to re-discharge Condition 32 and provide an updated Walking, Cycling and Equine Strategy which reflects completions to date and guides the construction of the final parts of the strategy in a coordinated and consistent manner.

Submission documents

This application is accompanied by the following:

- Application Form; and

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD





- Walking, Cycling and Equine Strategy (2026), prepared by iTransport.

I trust that the information provided is sufficient to register and subsequently determine the discharge of the above condition. If however any further information is required, please do contact me.

Yours sincerely,



Molly Huck MRTPI
Senior Planner